

This property does not constitute
constitute homestead for grantor.,

Send tax notice to
Samuel N. Meredith
P.O. Box 1329
Calera, AL 35040

STATE OF ALABAMA)
)
ST. CLAIR COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Twenty-Seven Thousand Dollars and 00/100 dollars (\$127,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Howard M. Baer, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto Samuel N. Meredith, and his wife Eleanor D. Meredith, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" - Legal Description

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above, that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 28 of December, 1998, at 831 Island Street, Montevallo, Alabama.

GRANTOR

Howard M. Baer (L.S.)
Howard M. Baer

STATE OF ALABAMA)
)
ST. CLAIR COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s), each signing, which is(are) Howard M. Baer, signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 28 day of December, 1998.

Chris Smitherman
NOTARY PUBLIC

My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
831 ISLAND STREET
MONTEVALLO, ALABAMA 35115
(205)665-4357

Inst # 1999-00018

01/04/1999-00018
03:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CNA 12.00

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I:
Lots 1 to 8, inclusive, Block 256, according to J.H. Dunstan's Map of the Town of Calera, Shelby County, Alabama.

Parcel II:
Lots 1 and 2, Block 261, according to J.H. Dunstan's Map of the Town of Calera, Shelby County, Alabama.

Parcel III:
Begin at the intersection of the South line of 20th Street, sometimes heretofore known as Smith Street and the East line of 16th Street, sometimes heretofore known as Calera Street, according to Dunstan's Survey and Map of Calera, Alabama, and run South along the East line of 16th Street 295.6 feet to the point of beginning of the lot herein described; thence continue South along said Street 150 feet to the Northwest corner of Jack Martin's lot; thence East along the North line of said Martin lot 174.5 feet; thence in a Northerly direction and parallel with 16th Street 150 feet to the South line of a certain lot owned by Max Baer; thence West along the South line of said Max Baer lot 174.5 feet to the point of beginning.

PARCEL IV:
That certain lot containing 2 acres, more or less in a square which forms the northeast corner of Calera or 16th Street or 20th Avenue, said lot fronting 295.6 feet along the east side of said 16th Street and extending back in an easterly direction of uniform width 295.6 feet with the north line of said lot being the south line of said 20th Avenue; ALSO, Lot 3 in Block 261 according to Dunstan's Survey of the town of Calera, Alabama, Alabama, LESS AND EXCEPT:

Commence and begin at the Northwest corner of Block 261 of Dunstan's Map of Calera; thence run Southerly along the West line of Block 261 a distance of 185.60 feet; thence an interior angle right of 93 degrees 11 minutes 30 seconds Easterly a distance of 150.00 feet; thence an interior angle right of 86 degrees 48 minutes 28 seconds Northerly a distance of 185.56 feet to the South line of Twentieth Avenue; thence an interior angle right of 93 degrees 12 minutes 24 seconds Westerly a distance of 150.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

Begin at the intersection of the South line of 20th Street, sometimes heretofore known as Smith Street and the East line of 16th Street, sometimes heretofore known as Calera Street, according to Dunstan's Survey and Map of Calera, Alabama, and run South along the East line of 16th Street 185.60 feet to the point of beginning of the lot herein described; thence continue South along said Street 110 feet; thence East 174.50 feet; thence in a Northerly direction and parallel with 16th Street 110.30 feet; thence West 174.5 feet to the point of beginning. Inst. # 1999-00018

01/04/1999-00018
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00